

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R28153

39/40

Property Information

property address: 203 ROSS

legal description: GLENWOOD CHURCH LOT 12

owner name/address: LEIJA, JESUS

203 ROSS ST

BRYAN, TX 77801-1228

full business name: n/a

land use category: SF-RES.

type of business: RES

current zoning: MV-2

occupancy status: occup

lot area (square feet): 10260

frontage along Texas Avenue (feet): NA

lot depth (feet): 175

sq. footage of building: 1146

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards 20

Improvements

of buildings: 1 building height (feet): 10 # of stories: 1

type of buildings (specify): wood frame - vinyl siding

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: 1953

accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☐ yes ☒ no HLG

other improvements: ☐ yes ☒ no (specify) _____

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

of signs: 0 type/material of sign: _____

overall condition (specify): _____

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☐ no

of available off-street spaces: _____

lot type: ☐ asphalt ☐ concrete ☒ other man made

space sizes: _____

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: grass driveway

end islands or bay dividers: ☐ yes ☐ no

landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no h/1

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

